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**INTEROFFICE MEMORANDUM**

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**TO:** TOWN MEETING MEMBERS  
**FROM:** STEPHANIE MERCANDETTI, COMM. & ECO. DEV. DIRECTOR  
**SUBJECT:** ARTICLE 35  
**DATE:** 4/22/2013

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Article 35 seeks to rezone a parcel located at 564 Main Street from General Residence and Park, School, Recreation and Conservation District to Business (refer to map on the other side of this page). The property currently houses a residence and Shirley's Beauty Barn, and is entirely owned by Shirley and David Booth.

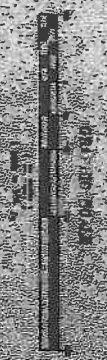
The property sits on Route 1A (Main Street), which is one of the Town's commercial corridors. The immediate area surrounding this property includes Cobb's Pond, ReMax Realty and multiple commercial businesses including: Connolly Bus Company, McDonald's, Super Stop & Shop, a gas station and also nearby is the Rt. 1A Marketplace with multiple retailers and food establishments.

The Town desires more appropriate economic development as evident in its 2004 Master Plan and 1999 Comprehensive Economic Development Plan. One of the key objectives of the Master Plan calls for targeted economic development efforts to create a higher-value nonresidential tax base and improve/enhance the appearance and traffic function of our business areas. In addition, the Town's Comprehensive Economic Development Plan referenced that commercial properties in this area should be rezoned for Business.

This rezoning would support any future redevelopment of this site by providing additional commercial growth opportunities no different than what is already around it in terms of location and adjoining land uses and development.

- PANEL OWNER
- 18-214 SHERWOOD DRIVE, 231 MAIN STREET  
REALTY TRUST, 231 MAIN STREET  
DONNELL W. SHERWOOD, TRUSTEE
  - 18-215 POWER TEST, 231 MAIN STREET  
REALTY TRUST, 231 MAIN STREET
  - 18-216 NWA LLC
  - 18-219 DAVID W. & SHIRLEY S. POOTH
  - 18-220 TOWN OF WALPOLE
  - 18-221 TOWN OF WALPOLE
  - 18-222 JAMES W. & JACQUELINE CORP, 231  
MAIN STREET, 231 MAIN STREET
  - 18-223 SHERWOOD DRIVE, 231  
MAIN STREET, 231 MAIN STREET
  - 18-224 MARK S. BERTON
  - 18-225 THE ASSOCIATES, 231 MAIN STREET

AMERICAN & SHERWOOD, 231 MAIN STREET



Lot	Area	Owner	Address	Notes
1	1.00	18-214	231 Main Street	18-214
2	1.00	18-215	231 Main Street	18-215
3	1.00	18-216	231 Main Street	18-216
4	1.00	18-219	231 Main Street	18-219
5	1.00	18-220	231 Main Street	18-220
6	1.00	18-221	231 Main Street	18-221
7	1.00	18-222	231 Main Street	18-222
8	1.00	18-223	231 Main Street	18-223
9	1.00	18-224	231 Main Street	18-224
10	1.00	18-225	231 Main Street	18-225
11	1.00	18-226	231 Main Street	18-226
12	1.00	18-227	231 Main Street	18-227
13	1.00	18-228	231 Main Street	18-228
14	1.00	18-229	231 Main Street	18-229
15	1.00	18-230	231 Main Street	18-230
16	1.00	18-231	231 Main Street	18-231
17	1.00	18-232	231 Main Street	18-232
18	1.00	18-233	231 Main Street	18-233
19	1.00	18-234	231 Main Street	18-234
20	1.00	18-235	231 Main Street	18-235
21	1.00	18-236	231 Main Street	18-236
22	1.00	18-237	231 Main Street	18-237
23	1.00	18-238	231 Main Street	18-238
24	1.00	18-239	231 Main Street	18-239
25	1.00	18-240	231 Main Street	18-240
26	1.00	18-241	231 Main Street	18-241
27	1.00	18-242	231 Main Street	18-242
28	1.00	18-243	231 Main Street	18-243
29	1.00	18-244	231 Main Street	18-244
30	1.00	18-245	231 Main Street	18-245
31	1.00	18-246	231 Main Street	18-246
32	1.00	18-247	231 Main Street	18-247
33	1.00	18-248	231 Main Street	18-248
34	1.00	18-249	231 Main Street	18-249
35	1.00	18-250	231 Main Street	18-250
36	1.00	18-251	231 Main Street	18-251
37	1.00	18-252	231 Main Street	18-252
38	1.00	18-253	231 Main Street	18-253
39	1.00	18-254	231 Main Street	18-254
40	1.00	18-255	231 Main Street	18-255
41	1.00	18-256	231 Main Street	18-256
42	1.00	18-257	231 Main Street	18-257
43	1.00	18-258	231 Main Street	18-258
44	1.00	18-259	231 Main Street	18-259
45	1.00	18-260	231 Main Street	18-260
46	1.00	18-261	231 Main Street	18-261
47	1.00	18-262	231 Main Street	18-262
48	1.00	18-263	231 Main Street	18-263
49	1.00	18-264	231 Main Street	18-264
50	1.00	18-265	231 Main Street	18-265
51	1.00	18-266	231 Main Street	18-266
52	1.00	18-267	231 Main Street	18-267
53	1.00	18-268	231 Main Street	18-268
54	1.00	18-269	231 Main Street	18-269
55	1.00	18-270	231 Main Street	18-270
56	1.00	18-271	231 Main Street	18-271
57	1.00	18-272	231 Main Street	18-272
58	1.00	18-273	231 Main Street	18-273
59	1.00	18-274	231 Main Street	18-274
60	1.00	18-275	231 Main Street	18-275
61	1.00	18-276	231 Main Street	18-276
62	1.00	18-277	231 Main Street	18-277
63	1.00	18-278	231 Main Street	18-278
64	1.00	18-279	231 Main Street	18-279
65	1.00	18-280	231 Main Street	18-280
66	1.00	18-281	231 Main Street	18-281
67	1.00	18-282	231 Main Street	18-282
68	1.00	18-283	231 Main Street	18-283
69	1.00	18-284	231 Main Street	18-284
70	1.00	18-285	231 Main Street	18-285
71	1.00	18-286	231 Main Street	18-286
72	1.00	18-287	231 Main Street	18-287
73	1.00	18-288	231 Main Street	18-288
74	1.00	18-289	231 Main Street	18-289
75	1.00	18-290	231 Main Street	18-290
76	1.00	18-291	231 Main Street	18-291
77	1.00	18-292	231 Main Street	18-292
78	1.00	18-293	231 Main Street	18-293
79	1.00	18-294	231 Main Street	18-294
80	1.00	18-295	231 Main Street	18-295
81	1.00	18-296	231 Main Street	18-296
82	1.00	18-297	231 Main Street	18-297
83	1.00	18-298	231 Main Street	18-298
84	1.00	18-299	231 Main Street	18-299
85	1.00	18-300	231 Main Street	18-300
86	1.00	18-301	231 Main Street	18-301
87	1.00	18-302	231 Main Street	18-302
88	1.00	18-303	231 Main Street	18-303
89	1.00	18-304	231 Main Street	18-304
90	1.00	18-305	231 Main Street	18-305
91	1.00	18-306	231 Main Street	18-306
92	1.00	18-307	231 Main Street	18-307
93	1.00	18-308	231 Main Street	18-308
94	1.00	18-309	231 Main Street	18-309
95	1.00	18-310	231 Main Street	18-310
96	1.00	18-311	231 Main Street	18-311
97	1.00	18-312	231 Main Street	18-312
98	1.00	18-313	231 Main Street	18-313
99	1.00	18-314	231 Main Street	18-314
100	1.00	18-315	231 Main Street	18-315

REZONING PLAN  
MAIN STREET  
WALPOLE, MA

UNITED CONSULTANTS  
INC.  
200 W. MAIN STREET, SUITE 100  
WALPOLE, MA 01981  
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